Karen Johnson Davidson County
Batch # 1438247 DEEDQC
06/25/2026 01:21:39 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260625-0057567

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF June 2026.

Notary Public

MY COMMISSION EXPIRES: 1/22/2030

(AFFIX SEAL)

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-30

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE KAREN R. MANUS REVOCABLE LIVING TRUST	**SAME**	**Map 155-10-A** **Parcel 13**
(NAME) **8429 Indian Hills Drive**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **Karen R. Manus,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **Karen R. Manus, Trustee of THE KAREN R. MANUS REVOCABLE LIVING TRUST, dtd 06/24/2026,** established by **The Trust Agreement of THE KAREN R. MANUS REVOCABLE LIVING TRUST, dtd 06/24/2026,** as amended from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of McCrory Trace Estates of record in Book 6900, Pages 720, 721, 722 & 723, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Michael D. Beisel and wife, Shannon A.W. Beisel by deed from Construction Associates, Inc. of record in Book 6329, Page 453, Register's Office for Davidson County, TN.

Further being the same property conveyed to Timothy D. Manus and wife, Karen R. Manus, from Michael D. Beisel and wife, Shannon A.W. Beisel, by Warranty Deed dated January 4, 1993, of record in Book 8839, Page 933, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Karen R. Manus from Timothy D. Manus, by Quitclaim Deed dated December 15, 1999, of record in Instrument No. 199912160303973, Register's Office for Davidson County, Tennessee.

And further any and all existing restrictions, setback, zoning regulations, covenants, conditions, and easements of record as may affect the aforedescribed tract of land.

Said previous conveyance included for reference.

Unimproved ( )
This is improved (X) property, known as: **8429 Indian Hills Drive, Nashville, TN 37209.**

Witness our hands, this the 24 day of June, 2026.

X Karen R Manus
Karen R. Manus

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Karen R. Manus** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 24th day of June, **2026.**

My Commission Expires: 1/22/2030

Notary Public

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030